

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

KNOXVILLE · KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 6-SB-11-C **Related File Number:** 6-C-11-UR
Application Filed: 4/25/2011 **Date of Revision:**
Applicant: M & M PARTNERS

PROPERTY INFORMATION

General Location: East side of George Light Rd., north side of Rather Rd.
Other Parcel Info.:
Tax ID Number: 89 173.02 **Jurisdiction:** County
Size of Tract: 12.87 acres
Accessibility: Access is via George Light Rd., a local street with a pavement width of 14' to 16' within a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 2 mobile homes and vacant land
Surrounding Land Use: The area on the east side of Pellissippi Pkwy. is developed primarily with agricultural and rural residential uses, under A zoning. The site is within the Technology Overlay along the Pellissippi corridor. A technology type business is developed adjacent to this site to the southeast under BP/TO.
Proposed Use: Detached residential subdivision **Density:** 3.58 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Villas at Pellissippi
No. of Lots Proposed: 46 No. of Lots Approved: 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE the concept plan subject to 9 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. The applicant widening George Light Rd. from the northern boundary of lot 46 to the intersection with Rather Rd. to a minimum width of 20'. The widening is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association for the purpose of maintaining the storm water drainage system.
6. Certification on the final plat by the applicant's engineer that there is 300' of sight distance at the proposed subdivision entrance at George Light Rd.
7. Place a note on the final plat that all lots except lots 45 and 46 will have access from the internal road system only
8. Provide a 10' wide side yard setback for lots 2-6 and 42-44 unless a detailed grading plan for those lots is approved by the Knox County Dept. of Engineering and Public Works that will permit the 5' side yard setback as requested
9. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

Comments: The applicant has presented a concept plan for 46 lots on this 12.87 acre site. On September 13, 2007 MPC approved a concept plan for this site by the same applicant for a 59 lot attached residential development. The applicant has changed the type of dwelling and reduced the number of units in order to meet the current market and to reduce the amount of grading that will be required to develop the site.

At present, George Light Road is only 14' to 16' feet wide. It is the practice of MPC to require road widening when the existing road(s) are less than 18' wide. As a condition of approval, MPC will require the applicant to widen George Light Road from the northern boundary of proposed lot 46 back to the intersection with Rather Road.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed attached residential subdivision at a density of 3.58 du/ac, is consistent in use and density with the approved zoning of the property.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:

- A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use which may permit a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.58 dwellings per acre.
- B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
- C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
- D. The use will not significantly injure the value of adjacent property.
- E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 5.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.5 du/ac is consistent with the Sector Plan and the proposed zoning designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved as Modified **Meeting Date:** 6/9/2011

- Details of Action:**
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Summary of Action: APPROVE the concept plan for 44 lots with no lots north of the entrance of the subdivision from George Light Road subject to 9 conditions (as amended by Commission 6-9-11)

Date of Approval: 6/9/2011 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**